

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. TODD BANCROFT – CHAIRMAN
MONDAY, MARCH 13, 2017 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. CALL TO ORDER

2. ROLL CALL

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Historic Commission recommendation to approve changes to the Façade Improvement Grant Program.
- b. Plan Commission recommendation to approve a Revised Final Plat of Subdivision for Heritage Green.
- c. Recommendation to approve a Minor Change to PUD Preliminary Plan for Parent Petroleum, Foxwood PUD, 3340 W. Main St.

4. ADDITIONAL BUSINESS

5. EXECUTIVE SESSION

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.

7. ADJOURNMENT

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3a

Title:

Historic Commission recommendation to approve changes to the Façade Improvement Grant Program.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: March 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

Background on the Façade Improvement Grant Program:

For the past twenty plus years, the City has provided funding to assist downtown commercial property owners with exterior maintenance, renovation and enhancements through the Façade Improvement Grant Program. The program has been used extensively by both downtown businesses and property owners and has advanced the City's efforts at economic development, historic preservation and property maintenance within downtown. Grant applications are reviewed by the Historic Preservation Commission for appropriateness of design and consideration is given to whether the construction methods will result in a good long-term investment of the funds. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project.

Discussion Regarding Program Changes:

Staff provided an update on program to the Planning & Development Committee in June 2016. During the discussion, the Committee expressed an interest in changing the program requirements to distinguish *routine maintenance work* from *new improvements/renovations*.

Based on this direction, staff initiated discussions with the Historic Commission regarding this and other potential adjustments to the program. The goal of these changes is to make the grant program a more effective tool to advance the City's current interests in the areas of historic preservation and economic development, and to reduce the use of the program to support routine property maintenance in downtown commercial buildings.

Proposed Changes for FY 17-18 Program Year:

Existing Program for Commercial & Multi-Family Residential Buildings (\$40,000 budgeted)

- Eligibility will be extended to any Historic District or Landmark property (currently, the program is only available within SSA 1B or the Central Historic District).
- Minimum project cost will increase from \$1000 to \$2500 (to encourage projects with greater impact)
- Sign-only grants will not be eligible (since the Downtown Partnership has a simpler program)
- Routine maintenance work will be covered at 25% reimbursement, other improvements will continue to be covered at 50%

New Program- For Historic Single-Family Residential Buildings (\$10,000 budgeted)

- Program to encourage and reward homeowners for undertaking historic preservation projects
- Properties within a Historic District or Landmark property
- Must be Significant or Contributing-rated buildings, or Non-Contributing buildings that would be reclassified as Contributing after project completion
- Minimum project cost \$1000, Maximum Grant amount \$5000
- Eligible improvements limited to historic preservation appropriate projects at 50% reimbursement, as described in the program description (routine maintenance not eligible)

Attachments (please list):

Historic Preservation Commission Resolution, Façade Improvement Grant Program Description

Recommendation/Suggested Action (briefly explain):

Historic Commission recommendation to approve changes to the Façade Improvement Grant Program.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 2-2017

**A Resolution Recommending Approval of amendments to
the Façade Improvement Grant Program**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission reviewed a proposal to amend the program requirements on March 1, 2017.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval the amendments to the Façade Improvement Grant Program per the draft contained in the March 1, 2017 commission meeting packet, and subject to the modifications discussed during the meeting.

Roll Call Vote:

Ayes: Bobowiec, Malay, Gibson, Pretz, Smunt, Kessler

Nays:

Absent:

Abstain:

Motion Carried.

PASSED, this 1st day of March, 2017.

Chairman

FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
 - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1st and 3rd Wednesdays of each month at 7:00pm.
 - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

The earliest the grant agreement can be approved by the City Council is the third Monday of May. Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

3. Commercial Façade Grant

- Eligible Properties:
Commercial or Multi-Family Residential Buildings (two or more units) located within either:
 - Special Service Area #1B
 - Historic District or Landmark SiteProperties in SSA #1B are given first priority at the beginning of the program year.
- Minimum Project Cost: \$2,500
- Grant for Front or Side Façades (visible from street): Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade. A façade is defined as a thirty foot wide span along the front or side of a building facing a public street, measured along the building wall generally parallel to the right of way line. For building fronts or sides exceeding thirty feet, a pro rata amount will be applied.
- Grant for Rear Entrance Improvements: Maximum grant amount of \$10,000, available for buildings with an existing or proposed rear entrance that is accessible to the public from a dedicated public street, alley, or other right of way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access. The rear entrance to be improved must provide public access to a business or businesses within the building.
- Maximum Grant Limits:
 - Total grant amount during any five-year period is capped at \$20,000.
 - For properties on the National Register of Historic Places or Locally Designated Landmarks, the total grant amount for any five-year period is capped at \$30,000.
- Eligible Improvements:
 - 25% Reimbursement for Routine Maintenance:
 - ✓ Cleaning, patching, caulking of exterior surfaces.
 - ✓ Re-coating of paint on exterior surfaces (without extensive surface preparation)
 - ✓ Re-roofing visible roof surfaces with non-historic material (such as 3-tab or architectural grade asphalt shingles)
 - ✓ Spot masonry repairs or tuckpointing
 - ✓ Like-in-kind replacement of non-historic elements on a building
 - 50% Reimbursement for:
 - For Historic structures, maintenance utilizing Historic Preservation practices:***
 - ✓ Repair or restoration of historic features
 - ✓ Replacement of deteriorated historic features with like materials or appropriate synthetic materials
 - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
 - ✓ Extensive restoration/repair of historic masonry material
 - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting
 - Building improvements:***
 - ✓ Exterior building upgrades or enhancements that will improve the historic character of a building
 - ✓ Improvement, replacement or installation of storefront systems, doors, windows and trim materials.
 - ✓ Removal of architecturally inappropriate features on buildings (including removal of synthetic surface materials)
 - ✓ Exterior lighting that illuminates a façade

- 100% Reimbursement for Architectural Services (Up to \$4,000)
 - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.

- Ineligible Improvements:
 - Signs and Awnings, unless in connection with other eligible improvements.
 - Any interior improvement or finishes
 - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
 - Any site improvements, including sidewalks, parking lots and landscaping.

- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

4. **Residential Façade Grant:**

- **Eligible Properties:**
Residential buildings located within a Historic District or Landmark site, rated in the Historic District Architectural Survey as:
 - “Contributing” or “Significant” structures
 - Non-Contributing structures that, upon completion of the improvements, will be re-classified by the Historic Preservation Commission as “Contributing” or “Significant”
- **Minimum Project Cost:** \$1,000
- **Maximum Grant Amount:** \$5,000 for:
 - Improvements that will be visible from the public right-of-way
 - Improvements to systems that include both the visible and non-visible elevations (such as improvements to siding or windows around entire building)
- **Eligible Improvements:**
 - 50% Reimbursement for projects falling into one or more of the following categories:
 - Repainting of historic exterior surface materials where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting.
 - Reconstruction of missing historic features. (*Example: Previously existing front porch*)
 - Repairing/stabilizing deteriorated historic features and reusing existing architectural elements. (*Example: Repair or partial reconstruction of a porch or replacement of window components*)
 - Removal of inappropriate features and restoration with original details and materials. (*Example: Removal of non-original aluminum/vinyl siding and restoration of the original siding, Removal of vinyl or aluminum windows and replacement with wood or aluminum clad wood windows.*)
 - Upgrade deteriorated materials with new appropriate materials. (*Example: Replacement of deteriorated wood windows with new wood windows*)
 - 100% Reimbursement for Architectural Services (Up to \$2,000)
 - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.
- **Ineligible:**
 - Routine maintenance
 - Any interior improvement or finishes
 - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
 - Any site improvements, including sidewalks, parking lots and landscaping.
 - Freestanding new construction buildings
 - Building additions, unless in connection with improvements to the existing building.
- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
 - Building Permit fees and related costs.
 - Extermination of insects, rodents, vermin and other pests.
 - Title reports and legal fees.
 - Acquisition of land or buildings.
 - Financing costs.
 - Sweat equity.
 - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3b

Title:

Plan Commission recommendation to approve a revised Final Plat of Subdivision for Heritage Green.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: March 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Heritage Green is a residential development comprised of the City block bounded by S. 5th, S. 6th, Indiana and Ohio Avenues. The site is the location of the Raymond Judd House, 309 S. 6th Ave., a City designated Historic Landmark.

In February 2015, the City approved a revised development plan for the site (PUD Ordinance No. 2015-Z-3). In January 2016, the City approved a Final Plat of Subdivision for the development, which created individual building lots for each townhome unit (Ordinance No. 2016-Z-1). This plat was recorded in July 2016. The project is under construction.

Now that the foundation of each building has been established, the developer would like to revise the individual building lots. The attached revised Final Plat of Subdivision has been submitted showing modifications to the building lots.

No changes are proposed to the approved development plans.

Plan Commission Review

Plan Commission reviewed the Final Plat on 3/7/17 and recommended approval.

Staff recommends approval of the Final Plat of Subdivision, subject to resolution of all staff comments prior to City Council action.

Attachments *(please list):*

Plan Commission Resolution, Staff Memo, Final Plat Application, Proposed Final Plat, previously recording Final Plat, PUD Ordinance No. 2015-Z-3

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a revised Final Plat of Subdivision for Heritage Green.

City of St. Charles, Illinois
Plan Commission Resolution No. 4-2017

**A Resolution Recommending Approval of a Final Plat of Subdivision for the
Heritage Green Resubdivision**

Passed by Plan Commission on March 7, 2017

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review Final Plats of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision for the Heritage Green Resubdivision received 2/23 2017; and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement" and the requirements of the Heritage Green PUD, Ordinance No. 2015-Z-3.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision for Heritage Green Resubdivision received 2/23/2017; contingent upon the resolution of all staff comments prior to City Council action.

Voice Vote:

Ayes: Wallace, Holderfield, Schuetz, Pretz, Macklin-Purdy, Funke

Nays:

Absent: Kessler, Frio

Motion Carried 6-0

PASSED, this 7th day of March 2017.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



ST. CHARLES
 SINCE 1834

STAFF MEMO

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Russell Colby
 Planning Division Manager

RE: Heritage Green PUD – Revised Final Plat of Subdivision

DATE: March 3, 2017

I. APPLICATION INFORMATION:

Project Name: Heritage Green (a/k/a Foxwood Square PUD - 309 S. 6th Ave.)

Applicant: Bob Rasmussen, Heritage Green of St. Charles LLC

Purpose: Approval of a revised Final Plat of Subdivision

General Information:		
Site Information		
Location	Block bound by Rt. 25/5 th , 6 th , Indiana & Ohio Aves.	
Acres	35,424 square feet (0.88 acres)	
Applications:	Final Plat of Subdivision	
Applicable City Code Sections	Heritage Green PUD Ordinance No. 2015-Z-3 Title 16, Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Multi-family residential and single family attached residential units	
Zoning	CBD-2 Mixed Use Business	
Zoning Summary		
North	CBD-2 Mixed Use Business	Heritage Square
East	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
South	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
West	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
Comprehensive Plan Designation		
Single Family Attached Residential		



Aerial Photo of the site from 2016

II. BACKGROUND

Heritage Green is comprised of the City block bound by S. 5th, S. 6th, Indiana and Ohio Avenues. The site is the location of the Raymond Judd House, 309 S. 6th Ave., a City designated Historic Landmark.

In 2007, the City approved plans to renovate the Judd House and construct townhomes around the house. The site was prepared for development and two townhome units were constructed at the northeast corner of the site shortly thereafter. The development remained uncompleted for a number of years.

In February 2015, the City approved a revised development plan (PUD Ordinance No. 2015-Z-3). The plan included: Renovation of the Judd House as 4 apartment units; and three, three-unit townhome buildings to be constructed on the remaining lots (one building facing Indiana Ave. and two buildings facing Ohio Ave).

In January 2016, the City approved a Final Plat of Subdivision for the development, which created individual building lots for each townhome unit (Ordinance No. 2016-Z-1). This plat was recorded in July 2016.

The project is under construction, with the Judd Mansion building and 1 townhome building completed. The remaining two townhome buildings are under construction.

III. PROPOSAL

Now that the foundation of each building has been established, the developer would like to revise the individual building lots to exactly follow the building footprints.

The attached revised Final Plat of Subdivision has been submitted showing modifications to the building lots.

No changes are proposed to the approved development plans.

Staff is currently reviewing the revised plat but does not anticipate any revisions.

IV. SUGGESTED ACTION

Staff recommends approval of the Final Plat of Subdivision subject to resolution of all staff comments prior to City Council action.

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>Heritage Green</u>
Project Number:	<u>2014 -PR- 022</u>
Application Number:	<u>2017 -AP- 009</u>

Received Date
RECEIVED
St. Charles, IL

FEB 23 2017

CDD
Planning Division

To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	<u>309 So. 6th Ave</u>	
	Parcel Number (s):	<u>09-34-208-012, 013, 014, 015, 016</u>	
	Proposed Subdivision Name:	<u>Heritage Green</u>	
2. Applicant Information:	Name	<u>Bob Rasmussen</u>	Phone <u>630-774-9101</u>
	Address	<u>409 Illinois Ave #1-D</u> <u>St. Charles, IL 60174</u>	Fax
			Email <u>Bob@midwestcustomhomes.com</u>
3. Record Owner Information:	Name	<u>Heritage Green of St. Charles, LLC</u>	Phone
	Address	<u>Same</u>	Fax <u>Same</u>
			Email

Please check the type of application:

Subdivision:

- Preliminary Subdivision Plat was previously approved by the City
- Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)



Planned Unit Development (PUD):

- PUD Preliminary Plan was previously approved by the City
- Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
- PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.



APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)



REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000



PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

ENGINEER'S COST ESTIMATE SPREADSHEET:

See attached form.

STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)

STORMWATER REPORT

FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

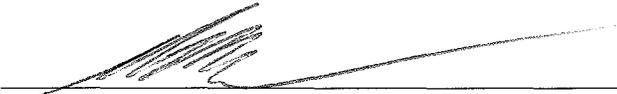
COPIES OF THIRD PARTY PERMIT/APPROVALS

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension

- Illinois EPA Division of Public Water Supplies Permit for water mains
 - Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
 - IDNR Office of Water Resources Permit (for work in flood plain)
 - Wetlands Permit from Army Corps of Engineers
 - Kane County DOT and/or IDOT signature on Final Plat (if applicable)
 - Offsite easements and right of way necessary to construct the required Land Improvements
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
- INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Heritage Green of St. Charles, LLC
 Record Owner _____ Date _____

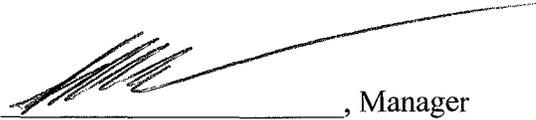

 Applicant or Authorized Agent _____ Date _____

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

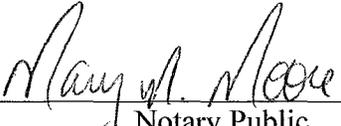
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Bob Rasmussen, being first duly sworn on oath depose and say that I am
Manager of Heritage Green of St. Charles LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|----------------------|-------|
| <u>Bob Rasmussen</u> | _____ |
| <u>Rich Dahl</u> | _____ |
| <u>Tony Moore</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: , Manager

Subscribed and Sworn before me this 20th day of
February, 20 17.


Notary Public

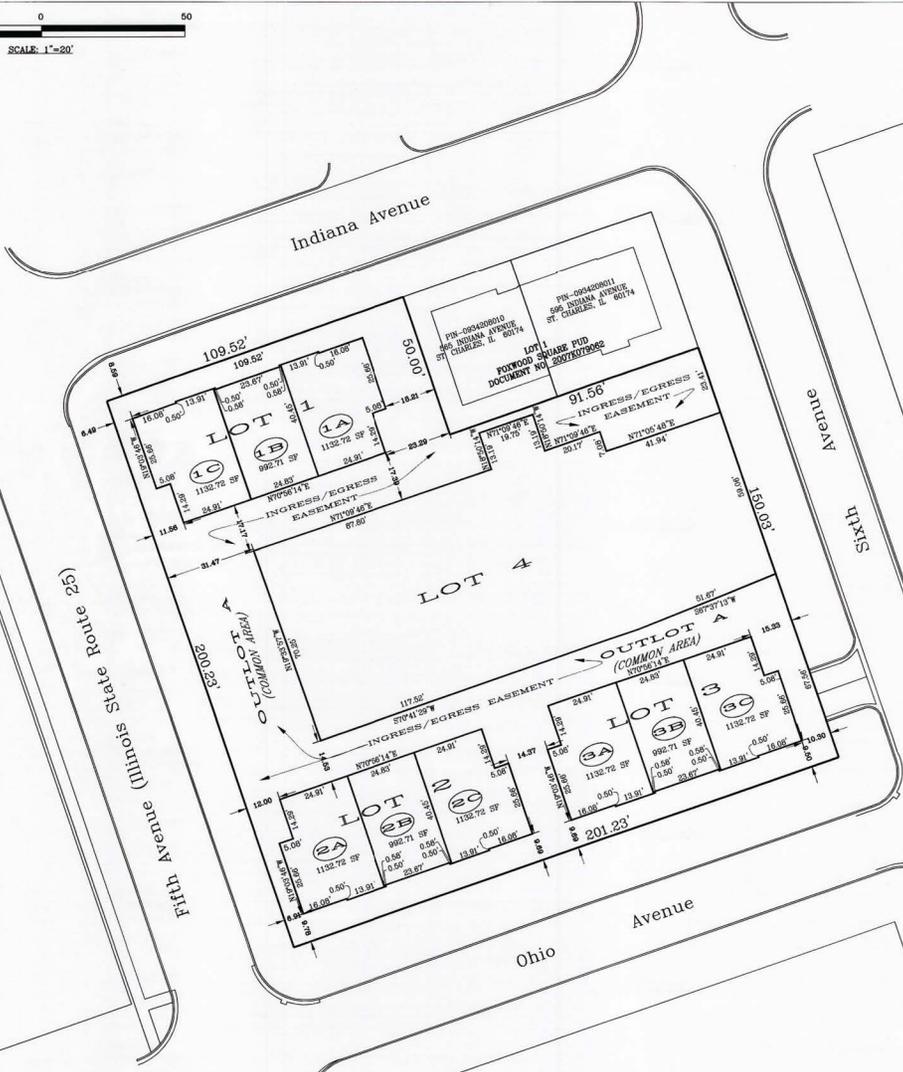


P.I.N. NUMBERS:
 09-34-208-003
 09-34-208-004
 09-34-208-006
 09-34-208-007
 09-34-208-008
 09-34-208-009

HERITAGE GREEN RE-SUBDIVISION

OF

LOTS 1, 2, 3, 4 AND OUTLOT A IN HERITAGE GREEN SUBDIVISION, BEING A RE-SUBDIVISION OF LOTS 2, 3, 4, 5, 6 AND PARCEL 1 IN FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT, IN THE CITY OF ST. CHARLES, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED JULY 27, 2016 AS DOCUMENT NO. 2016K038734, IN KANE COUNTY, ILLINOIS.



LOT NUMBER	AREA SQ.FT.
1	3,258.16
2	3,258.16
3	3,258.16
4	11,672.80
OUTLOT	14,226.60

DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee)
 STATE OF ILLINOIS
 COUNTY OF KANE) ss
 _____ do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.
 Director of Community Development
 Dated at _____ Illinois, this _____ day of _____ A.D. 20__.

CITY COUNCIL CERTIFICATE
 Approved and accepted this _____ day of _____ A.D. 20__.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS
 Mayor _____
 Attest: _____
 City Clerk

PLAN COMMISSION CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE) ss
 Approved this _____ day of _____ A.D. 20__.
 CITY OF ST. CHARLES PLAN COMMISSION
 Chairman _____

OWNER'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE) ss
 This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has caused the same to be surveyed and subdivided as indicated thereon, for the use and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.
 Also, this is to certify that property being subdivided aforesaid, and to the best of the owner's knowledge and belief, said subdivision has entirely within the limits of St. Charles Commonly Used School District 303.
 Dated this _____ day of _____ A.D. 20__.

NOTARY CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE) ss
 I, _____, a notary public, in and for said county, in the state aforesaid, do hereby certify that _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the use and purposes therein set forth.
 Given under my hand and Notarial Seal this _____ day of _____ A.D. 20__ at _____ Illinois.
 Notary Public: _____

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) ss
 This is to certify that I, Gregory G. Gustafson, Illinois Land Surveyor No. 1463, have surveyed and subdivided the following described property:

LOTS 1, 2, 3, 4 AND OUTLOT A IN HERITAGE GREEN SUBDIVISION, BEING A RE-SUBDIVISION OF LOTS 2, 3, 4, 5, 6 AND PARCEL 1 IN FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT, IN THE CITY OF ST. CHARLES, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 27, 2016 AS DOCUMENT NO. 2016K038734, IN KANE COUNTY, ILLINOIS.

Given under my hand and seal at _____ Illinois, this _____ day of _____ A.D. 2017.

Gregory G. Gustafson
 Notary Public, P.L.S.
 Illinois Registered Land Surveyor
 No. 1463

NOTES:
 1- DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO FIFTH AVENUE (ILLINOIS STATE ROUTE 35) OR OHIO AVENUE.
 2- A UTILITY EASEMENT IS HEREBY ESTABLISHED ACROSS ALL LOTS AND PARCELS IN ACCORDANCE WITH THE APPROPRIATE EASEMENT PROVISIONS CONTAINED HEREON.
 3- THE EGRESS AND EGRESS EASEMENTS WILL SERVE ALL LOTS IN THIS RE-SUBDIVISION IN ADDITION TO THE EXISTING TOWNHOME BUILDINGS ON LOT 1 IN THE FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT, CITY OF ST. CHARLES, COUNTY OF KANE, STATE OF ILLINOIS. THE EASEMENTS APPURTENANT GRANTED PURSUANT TO DOCUMENT 2007K038734 AND DOCUMENT 2016K038734 ARE HEREBY APPROVED AND REPLACED AS HEREON Delineated.

COUNTY CLERK CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE) ss
 I, _____, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.
 I further certify that I have received all statutory fees in connection with the annexed plat.
 Given under my hand and seal at _____ Illinois, this _____ day of _____ A.D. 20__.

ILLINOIS DEPARTMENT OF TRANSPORTATION
 STATE OF ILLINOIS)
 CITY OF ST. CHARLES) ss
 This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "An Act to revise the law in relation to plats", as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.
 Dated this _____ day of _____ A.D. 20__.

OWNER'S CERTIFICATE - PIN: 09-34-208-010 LOT 1 FOXWOOD SUBDIVISION
 This is to certify that the undersigned is the owner of Parcel 09-34-208-010 as indicated on this Plat of Re-Subdivision for the use and purposes herein set forth and do hereby acknowledge and adopt the same under the style and title thereon indicated.
 Daniel McNeal
 Dated this _____ day of _____ 2017.

OWNER'S CERTIFICATE - PIN: 09-34-208-011 LOT 1 FOXWOOD SUBDIVISION
 This is to certify that the undersigned is the owner of Parcel 09-34-208-011 as indicated on this Plat of Re-Subdivision for the use and purposes herein set forth and do hereby acknowledge and adopt the same under the style and title thereon indicated.
 Gregg G. Gustafson
 Melissa A. Gustafson
 Dated this _____ day of _____ 2017.

MORTGAGEE'S CERTIFICATION
 Approved and accepted by _____ as Mortgagee.
 Dated at _____ Illinois, this _____ day of _____ A.D. 20__.

UTILITY EASEMENT PROVISIONS
 A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES (HEREINAFTER "CITY") AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE AGREEMENTS GRANTING THEM EASEMENT RIGHTS FROM THE CITY OF ST. CHARLES INCLUDING BUT NOT LIMITED TO, SBC, INCHOR GAS COMPANY, COMCAST CABLE AND TO THEIR SUCCESSORS AND ASSIGNS HEREINAFTER UTILITIES IN, UPON, ACROSS, UNDER AND THROUGH ALL LOTS AND PARCELS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, OPERATING, MAINTAINING, ALTERING, RENEWING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE, TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY SEWERS, STORM SEWERS, DRAINAGE DRAINS, STORM WATER DETENTION OR RETENTION, WATER MAINS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, VALVES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AND OTHER PURPOSES IN ACCORDANCE WITH CITY AND UTILITIES MAY DEEM REASONABLY NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS THEREUTO FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK, PROVIDED THAT NO SUCH EASEMENT SHALL EXTEND INTO ANY AREA EITHER NOW OR HEREAFTER APPROVED WITH A PERMANENT STRUCTURE APPROVED BY THE CITY. FURTHER, ALL SUCH FRANCHISES SHALL BE REQUIRED TO RESTORE THE EASEMENT PREMISES BY PROPERLY GRADING AND RESTORING THE SURFACE TREATMENT (I.E. PAVING, SOG, ETC.) TO PRE-EXISTING CONDITION IN PROMPT MANNER UPON THE SUBSTANTIAL COMPLETION OF SUCH WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY AND UTILITY COMPANIES TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS AND OBJECTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION, IN OR UPON, ACROSS, UNDER OR THROUGH SAID EASEMENT. SAID EASEMENT MAY BE USED FOR PLANTING OF SHRUBS AND LANDSCAPING AND OTHER PURPOSES IN ACCORDANCE WITH FINAL PLAN APPROVAL BY SAID CITY OF ST. CHARLES AND PROVIDED SUCH PLANTING, LANDSCAPING OR OTHER PURPOSES DO NOT THEN OR LATER INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. WHERE SAID EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES, SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS.

FINAL PLAT FOR HERITAGE GREEN SUBDIVISION

IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

2016K038734
SANDY WEGMAN
RECORDER - KANE COUNTY, IL.
RECORDED: 10/20/16 12:31 PM
RECFEB: 8/30/16
PAGE: 1

P.L.N. NUMBERS
09-34-208-003
09-34-208-004
09-34-208-005
09-34-208-007
09-34-208-008
09-34-208-009

LEGEND:

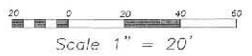
ABBREVIATIONS:
 S&L - SQUARE FEET
 AC - ACRES
 REC - RECORDED
 MEAS - MEASURED
 F&F - FOUND FROM FIELD

LOT NUMBER	AREA, SQ. FT.
1	4,073
2	4,073
3	4,073
4	5,293
OUTLOT A	10,162

SURVEYOR'S NOTES:
 1. IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 3. CONCRETE MONUMENT TO BE SET.
 4. TOWNSHIP UNIT NUMBER: TYPICAL (203)

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, ROBERT V. LAMBERT JR., ILLINOIS LAND SURVEYOR NO. 1833, HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY:
 PARCELS 1 AND LOTS 2 THROUGH 6 ALL INCLUSIVE IN FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT EAST OF THE THIRD PRINCIPAL WARDEN, ACCORDING TO THE PLAT HERETO, RECORDED JULY 30, 2016, AS DOCUMENT NO. 20070079002, IN CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17065C0286F, DATED DECEMBER 20, 2009.
 I FURTHER CERTIFY THAT THE LAND INCLUDED IN THIS PLAT OF SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 4 OF ILLINOIS MUNICIPAL CODE AS AMENDED.
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS,
 THIS 27th DAY OF JULY, A.D. 2016.
 Robert V. Lambert Jr.
 ILLINOIS REGISTERED LAND SURVEYOR NO. 1833; LICENSE EXPIRES 11/30/2018
 ILLINOIS DESIGN FIRM NO. 184-005811



PLAN COMMISSIONER CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE)
 THIS INSTRUMENT NO. 2016K038734 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE 27th DAY OF JULY, 2016, AT 12:32 O'CLOCK PM, AND WAS RECORDED IN PLAT ENVELOPE NO. _____
 SANDY WEGMAN
 COUNTY CLERK

UTILITY EASEMENT PROVISIONS
 A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES (HEREINAFTER "CITY") AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE AGREEMENTS GRANTING THEM EASEMENT RIGHTS FROM THE CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, SEC. ENERGY GAS COMPANY, COMCAST CABLE AND TO THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER "UTILITIES") IN, UPON, ACROSS, UNDER AND THROUGH ALL LOTS AND PARCELS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPLIANCES, SANITARY SEWERS, STORM SEWERS, DRAINAGEWAYS, STORM WATER DETENTION OR RETENTION, WATER MAINS, AND ANY AND ALL WARDHOUSES, HYDRANTS, PIPES, CONDUITS, CATCH BASINS, BUFFALO BOXES, VALVES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO THE SUBDIVIDED AREAS AND SUCH APPLIANCES AND ADDITIONS THEREON AS SAID CITY AND UTILITIES MAY DEEM REASONABLY NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK, PROVIDED THAT NO SUCH EASEMENT SHALL EXTEND INTO ANY AREA, EITHER NOW OR HEREAFTER IMPROVED WITH A PERMANENT STRUCTURE APPROVED BY THE CITY. FURTHER, ALL SUCH FRANCHISES SHALL BE REQUIRED TO RESTORE THE EASEMENT PREMISES BY PROMPTLY GRADING AND RESTORING THE SURFACE TREATMENT (I.E. PAVING, SOO, ETC.) TO PRE-EXISTING CONDITION IN PROMPT MANNER UPON THE SUBSTANTIAL COMPLETION OF SUCH WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY AND UTILITY COMPANIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS AND OBJECTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION IN OR UPON, ACROSS, UNDER OR THROUGH SAID EASEMENT. SAID EASEMENT MAY BE USED FOR PLANTING OF SHRUBS AND LANDSCAPING AND OTHER PURPOSES IN ACCORDANCE WITH FINAL PLAT APPROVAL BY SAID CITY OF ST. CHARLES, AND PROVIDED SUCH PLANTING, LANDSCAPING OR OTHER PURPOSES DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES AND RIGHTS. WHERE SAID EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES, SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS.

PUBLIC ACCESS EASEMENT
 PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAT OF SUBDIVISION HERETO, FOR THE PURPOSE OF ACCESS TO CITY UTILITIES AND OTHER EASEMENTS AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE MADE IN SAID EASEMENT, BUT SAME MAY BE USED FOR PLANTING, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES AND RIGHTS.

NOTES:
 1-DRIVE VEHICULAR ACCESS SHALL NOT BE ALLOWED TO FIFTH AVENUE (ILLINOIS STATE ROUTE 25) OR OHIO AVENUE.
 2-A UTILITY EASEMENT IS HEREBY ESTABLISHED ACROSS ALL LOTS AND PARCELS IN ACCORDANCE WITH THE APPROPRIATE EASEMENT PROVISIONS CONTAINED HEREON.
 3-THE INGRESS-EGRESS EASEMENTS WILL SERVE ALL LOTS IN THE SUBDIVISION, IN ADDITION TO THE EXISTING TOWNHOME BUILDING LOT 1 IN THE FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS (RECORDED AS DOC. NO. 20070079002) ARE HEREBY ABROGATED.

NOTES:
 1-UTILITY EASEMENT, LANDSCAPE EASEMENT, PEDESTRIAN EASEMENT AND VEHICULAR AND PEDESTRIAN INGRESS/EGRESS EASEMENT GRANTED BY FOX SQUARE PLANNED UNIT DEVELOPMENT CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS (RECORDED AS DOC. NO. 20070079002) ARE HEREBY ABROGATED.
 2-CITY UTILITY EASEMENT GRANTED BY FINAL PLAT OF HERVODE COMMUNITY CHURCH (RECORDED AS DOC. NO. 2004K074958) IS HEREBY ABROGATED.

DRAINAGE CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE)
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATER INTO PUBLIC AREAS, OR AREAS, WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PROVIDED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
 DATED THIS 27th DAY OF JULY, A.D. 2016.
 Robert V. Lambert Jr.
 Registered Professional Engineer

RECORDER'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE)
 THIS INSTRUMENT NO. 2016K038734 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE 27th DAY OF JULY, 2016, AT 12:32 O'CLOCK PM, AND WAS RECORDED IN PLAT ENVELOPE NO. _____
 SANDY WEGMAN
 COUNTY CLERK

MORTGAGEE'S CERTIFICATION
 Approved and accepted by _____ as Mortgagee
 Dated at _____ Illinois, this _____ day of _____ A.D. 20____
 By _____
 Attest:

OWNER'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE)
 This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has caused the same to be surveyed and subdivided as indicated thereon, for the use and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title therein indicated.
 Also, this is to certify that property being subdivided aforesaid, and to the best of the owner's knowledge and belief, said subdivision lies entirely within the limits of St. Charles Community Unit School District 303.

 Richard J. Dahl
 Dated this 13th day of April, A.D. 2016.

NOTARY CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE)
 I, _____ a Notary Public, in and for said county, in the state aforesaid, do hereby certify that _____ personally known to me to be the owner herein whose names are subscribed to the foregoing instrument, on each corner, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the use and purposes therein set forth.
 Given under my hand and Notary Seal
 this 13th day of April, A.D. 2016.

 Notary Public



DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee)
 STATE OF ILLINOIS)
 COUNTY OF KANE)
 I, KATHY THURGOOD, do hereby certify that the required improvements have been installed, or the required covenants have been posted for the completion of a required land improvement.

 Director of Community Development
 Dated at St. Charles, Illinois, this 13th day of July, A.D. 2016.

CITY COUNCIL CERTIFICATE
 Approved and accepted this 14th day of January, A.D. 2016.

 Mayor
 Nancy Garrison
 City Clerk



COUNTY CLERK CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE)
 I, John A. Connerichan, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, or special bonded taxes, and no recordable tax sales against any of the land included in the annexed plat.
 I further certify that I have received all statutory fees in connection with the annexed plat.
 Given under my hand and seal at St. Charles, Illinois, this 27th day of July, A.D. 2016.

 County Clerk

ILLINOIS DEPARTMENT OF TRANSPORTATION
 STATE OF ILLINOIS)
 CITY OF ST. CHARLES)
 This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's Policy on Permits for Access Driveways to State Highways will be required by the Department.
 Dated this 15th day of August, A.D. 2016.

 JOHN A. BONCHANNON, REGIONAL ENGINEER

PREPARED BY: **LAMBERT AND ASSOCIATES**
 955 W. LIBERTY DRIVE, WHEATON, ILLINOIS 60157
 PHONE (630) 553-6331 FAX (630) 553-8396
 Email: lambertsurveys@att.net

PREPARED FOR: **MIDWEST CUSTOM HOMES**

DATE	NO.	REVISION	BY

HERITAGE GREEN SUBDIVISION

FINAL PLAT

SCALE	DRAWN	CHECKED	PROJECT NO.	SHEET:
20 FT./INCH	PM	NVL	151046	1 OF 1

IIc2

City of St. Charles, Illinois

Ordinance No. 2015-Z-3

**Motion to approve an Ordinance Granting Approval of
a Map Amendment, Amendment to Special Use for
Planned Unit Development and PUD Preliminary Plan
for Heritage Green (Foxwood Square PUD, 309 S. 6th
Ave.).**

**Adopted by the
City Council
of the
City of St. Charles
February 17, 2015**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, February 23, 2015**

Nancy Garrison

City Clerk



City of St. Charles
Ordinance No. 2015-Z-3

**An Ordinance Granting Approval of a Map Amendment,
Amendment to Special Use for Planned Unit Development and
PUD Preliminary Plan for Heritage Green
(Foxwood Square PUD, 309 S. 6th Ave.)**

WHEREAS, on or about December 23, 2014, JRD Development Inc. ("the Applicant") filed petitions for 1) Map Amendment from the RT-4 Traditional Single and Two Family Residential District to the CBD-2 Mixed Use Business District, 2) Amendment to Special Use for Planned Unit Development Ordinance 2007-Z-4, "An Ordinance Granting an Amendment to Special Use and PUD Preliminary Plan Approval (Foxwood Square PUD – 309 S. 6th Ave.)", and 3) PUD Preliminary Plan, all for the real estate as legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Realty"), for the purpose of constructing four (4) multiple-family residential units in the Raymond Judd Mansion (309 S. 6th Ave.) and three (3), three-unit townhome buildings on the remainder of the property; and

WHEREAS, the required Notice of Public Hearing on said petitions for Map Amendment and Amendment to Special Use for Planned Unit Development was published on or about January 3, 2015, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted a public hearing on or about January 20, 2015, on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petitions and all interested parties were afforded an opportunity to be heard; and,

WHEREAS, the Subject Realty is within a designated City Historic Landmark site, and the Historic Preservation Commission reviewed the application and provided its recommendation for approval to the Plan Commission on January 7, 2015; and

WHEREAS, the Plan Commission made the required Findings of Fact and recommended approval of said petitions on or about January 20, 2015; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about February 9, 2015; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Realty from the RT-4 Traditional Single and Two Family Residential District to the CBD-2 Mixed Use Business District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.

3. That the Special Use for Planned Unit Development heretofore granted with respect to the Subject Realty by Ordinance No. 2007-Z-4, being "An Ordinance Granting an Amendment to Special Use and PUD Preliminary Plan Approval (Foxwood Square PUD – 309 S. 6th Ave.)", is hereby amended by deleting the provisions in their entirety, and by substituting the provisions hereof, governing the Special Use as a Planned Unit Development for the Subject Realty. In connection with such approval, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petition and the evidence presented at the Public Hearing, the City Council hereby finds that the Amendment to Planned Unit Development is in the public interest and adopts the Findings of Fact for Amendment to Special Use for Planned Unit Development, set forth on Exhibit "C", which is attached hereto and incorporated herein.

4. The Subject Realty shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

- a. Zoning: The property shall be subject to the requirements of the CBD-2 Mixed Use Business Zoning District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically provided in the "PUD Standards" attached hereto and incorporated herein as Exhibit "D".
- b. Subdivision: The subject property shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. The subject property may be subdivided to create separate parcels for the individual buildings. Such subdivision shall require the submission of a Final Plat of Subdivision application, pursuant to the procedures and requirements of Title 16 of the St. Charles Municipal Code, for review by the City. At the time of application, the applicant shall demonstrate that all necessary easements (including, but not limited to, access, parking and utilities) have been provided to adequately serve the subdivision.

5. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, reduced copies of which are attached hereto and incorporated herein as Exhibit "E", such the following documents and illustrations are hereby approved subject to compliance with such conditions, corrections, and modifications as may be required by the Director of Community and Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

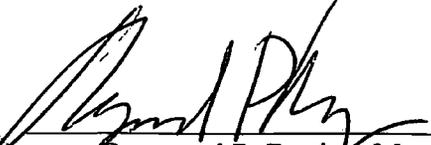
- Preliminary Engineering Plans titled "Heritage Green" prepared by County Engineers, Inc., dated 1/20/15 and received 2/5/15
- Preliminary Plat of Subdivision titled "Plat of Subdivision, Heritage Green" prepared by Lambert & Associates, dated 1/20/15 and received 2/5/15
- Landscape Plan prepared by Country Scope, dated 2/4/15 and received 2/5/15
- Architectural Elevations titled "Proposed Townhomes at Heritage Green" prepared by Marshall Architects:
 - Preliminary End Elevation dated 12/22/14
 - Preliminary Street Side Elevation dated 1/4/15
 - Preliminary Rear Elevation dated 12/28/14

6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of February, 2015.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of February, 2015.


Raymond P. Rogina, Mayor

Attest:


City Clerk



COUNCIL VOTE:

Ayes: 9
Nays:
Absent: 1
Abstain:

APPROVED AS TO FORM:

City Attorney

DATE: _____

Exhibit A

**Subject Realty
Legal Description**

The subject property is located at 309 S. 6th Ave., St. Charles, Illinois, 60174; includes the vacant parcels located within the block bound by S. 5th Ave. (Illinois Route 25), Indiana Ave., S. 6th Ave., and Ohio Ave.; and is legally described as follows:

LOTS 2, 3, 4, 5 & 6 AND PARCEL 1 IN FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2007K079062 IN KANE COUNTY, ILLINOIS.

Exhibit B

Findings of Fact for Map Amendment

1. The existing uses and zoning of nearby property.

The Property is bordered by the CBD-2 district to the north and RT-4 to the east, west and south. Property to the north has multi-family and office uses. All other adjoining properties are residential.

2. The extent to which property values are diminished by the existing zoning restrictions.

The zoning requested will help the value of the subject property by allowing the 3-unit buildings as they are more cost effective to build. The neighboring properties will benefit by the completion of a now defunct development.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The inability to renovate the Judd mansion to a 4-unit apartment building as well as create more reasonably priced townhomes currently makes the site a non-viable location for development.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The current zoning does not allow for an economically viable development.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The development has lied dormant for 7+ years.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

The community needs nice, reasonably priced residential units close to downtown. The community also needs additional rental units near downtown.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The Comprehensive Plan remains residential we are consistent with the use.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

N/A

9. The extent to which the proposed amendment creates nonconformities.

The proposed CBD-2 zoning will allow the development to conform.

10. The trend of development, if any, in the general area of the property in question.

The area is constantly being re-developed in many residential ways through tear downs and rehabs of existing structures.

Exhibit C

Findings of Fact for Amendment to Special Use for PUD

The amendment to a Special Use for a PUD is in the public interest, based on the following criteria:

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

Numbers 1, 2, 3, 5, 6, 7. This development will be a great example of saving a historical home (the Judd Mansion) while incorporating new townhomes on adjacent parcels. We have increased the parking and green space from the current PUD that is in place. We will be creating different architecture and finishes amongst the buildings. The development will bring new families into our downtown.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
 - A. Conforming to the requirements would inhibit creative design that serves community goals, or**
 - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

Item B and numbers 2, 4 and 9. The PUD will create more open space than the current PUD. We will be renovating and saving the historic Judd Mansion. We will be introducing high quality architectural designs to the neighborhood.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Creating for rent and for sale homes near town will benefit out town.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The infrastructure is currently in place and is sufficient.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed development will bring new homes into the neighbourhood and will in turn help reflect the increased values in this area as redevelopment continues.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The special use will have no impact on the long term development in the area.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

There will be no effect on the safety or comfort of the neighboring properties.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The development will conform to all current codes.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The development will create more homes and thus bring new families to our town. This will increase tax base and the economic well-being of the city.

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The Comprehensive Plan indicates the city's desire to keep this area residential as does the proposed PUD.

Exhibit D**PUD Development Standards**

Permitted and Special Uses shall be limited to:	Dwelling, Multiple Family Dwelling, Two Family Dwelling, Townhouse Dwelling, Single Family
Maximum Number of Dwelling Units	Total of 13 units No more than: 9 Two-Family or Townhouse Units; 4 Multiple Family Units, to be located in the existing Raymond Judd House
Minimum Lot Area Per Unit	2,724 sf per dwelling unit
Minimum Yard Setbacks along all streets	5 ft.
Maximum number of buildings	4
Minimum amount of Off-Street Parking to be provided	2 spaces per dwelling unit
Building Foundation Landscaping: Minimum number of trees per townhome building	3 adjacent to each building, plus 3 to be located elsewhere within the site

Exhibit E
PUD Preliminary Plans

HERITAGE GREEN

PARCEL 1 AND LOTS 2 THROUGH 6 ALL INCLUSIVE IN FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT, IN THE CITY OF SAINT CHARLES, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 30, 2007, AS DOCUMENT NO. 2007K078082, IN KANE COUNTY, ILLINOIS

CITY OF ST. CHARLES, ILLINOIS

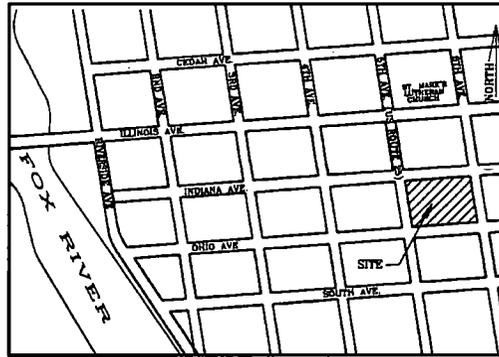
WARNING



CALL BEFORE YOU DIG
(4-800-487-6848) (IN ILLINOIS CALL 811)

CITY OF ST. CHARLES NOTES

1. ALL PERVIOUS AREA SHALL BE SOCCED OVER A MINIMUM OF 6" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED ON THE LANDSCAPING PLAN.
 2. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALLS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
 3. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT) AND THE CITY OF ST. CHARLES STANDARD DETAILS, CODES AND REQUIREMENTS.
 4. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF ST. CHARLES CONSTRUCTION STANDARDS.
 5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.
 6. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALLS, CURBS, PAVEMENT AND PAVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
 7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.
 8. ALL CONCRETE SHALL BE 8 BAG MIX, 2500 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE NEUMEKING CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.
 9. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, FINISHMENT BINDER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
 10. IF APPLICABLE ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER BINDER SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-70 MINIMUM CLASS. CLASS II. ALL PIPE WITH LESS THAN 3" OF COVER AND MORE THAN 15" OF COVER SHALL BE CLASS IV. ALL JOINTS SHALL BE 10" RING RUBBER GASKET CONFORMING TO ASTM C-381 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.25" OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS BINDER SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 32 AND SPECIFICATIONS A-21.511 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE ENCASEMENT.
 11. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS 1 BITUMINOUS AS PER DOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BINDER MATERIAL. THE BINDER COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.
- NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE CITY STANDARD NOTES AND DETAILS SHALL APPLY.



LOCATION MAP
NOT TO SCALE

SHEET INDEX

TITLE	SHEET NO.
TITLE SHEET.....	1
TOPOGRAPHY & DEMOLITION PLAN.....	2
GEOMETRIC PLAN.....	3
GRADING PLAN.....	4
UTILITY PLAN.....	5
LANDSCAPING PLAN	
PLAN OF SUBDIVISION	

LEGEND

	PROPOSED STORM SEWER		PROPOSED SPOT GRADE
	EXISTING STORM SEWER		EXISTING SPOT GRADE
	PROPOSED SANITARY SEWER		PROPOSED CONTOUR
	EXISTING SANITARY SEWER		EXISTING CONTOUR
	PROPOSED WATER MAIN		SALT FENCE
	EXISTING WATER MAIN		OVERFLOW DIRECTION
	PROPOSED SANITARY MANHOLE		PROPOSED CURB
	EXISTING SANITARY MANHOLE		EXISTING CURB
	EXISTING STORM STRUCTURE		PROPOSED EDGE OF PAVEMENT
	PROPOSED STORM STRUCTURE		
	PROPOSED FIRE HYDRANT		
	PROPOSED GATE VALVE		

UNDERGROUND UTILITY NOTE:

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

USE OF DRAWINGS

Client agrees not to use or permit any other person to use plans, drawings, or other product prepared by the Engineer, which plans, drawings, or other work product are not final and which are not signed, and stamped or sealed by the Engineer and contain the words "Reserved For Construction".

HOLD HARMLESS STATEMENT

The Engineer is not overseeing the construction of this project. The use of these Drawings and Specifications by and Contractor, Subcontractor, Builders, Mechanics, Tradesmen or Workers shall constitute a Hold Harmless Agreement between the User and the Engineer. The User shall in fact agree to hold the Engineer harmless for any responsibility in regard to construction means, methods, techniques, sequences or procedures and for any safety precautions and programs in connection with the work and further shall hold the Engineer harmless for costs and problems arising from the negligence of Contractor, Subcontractor, Builders, Mechanics, Tradesmen or Workers. The use of these Drawings also implies that the Engineer shall take no responsibility for the user User's failure to carry out the work in accordance with the Drawings and Specifications.

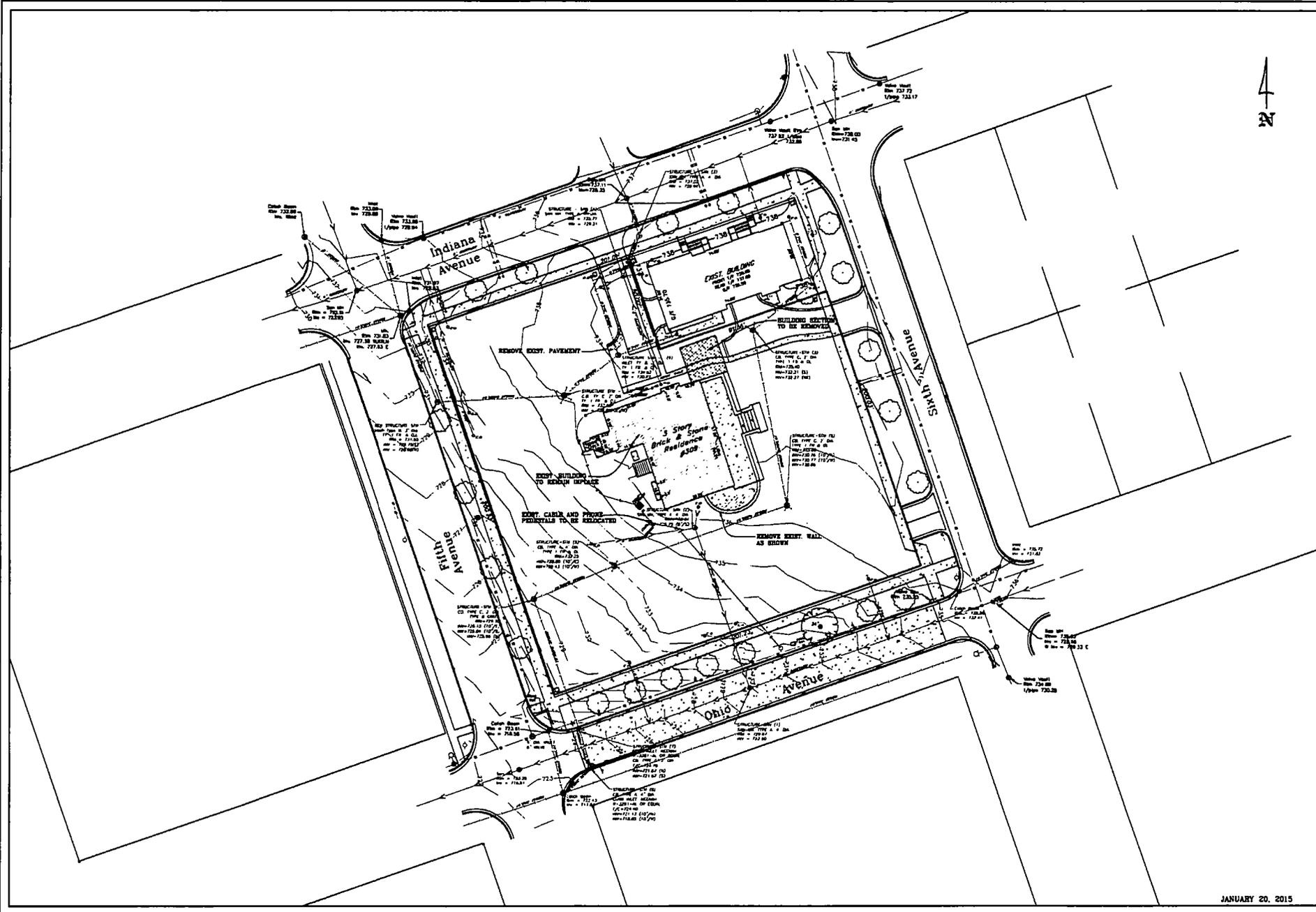
STATE OF ILLINOIS
COUNTY OF KANE (SS)

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF. OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.



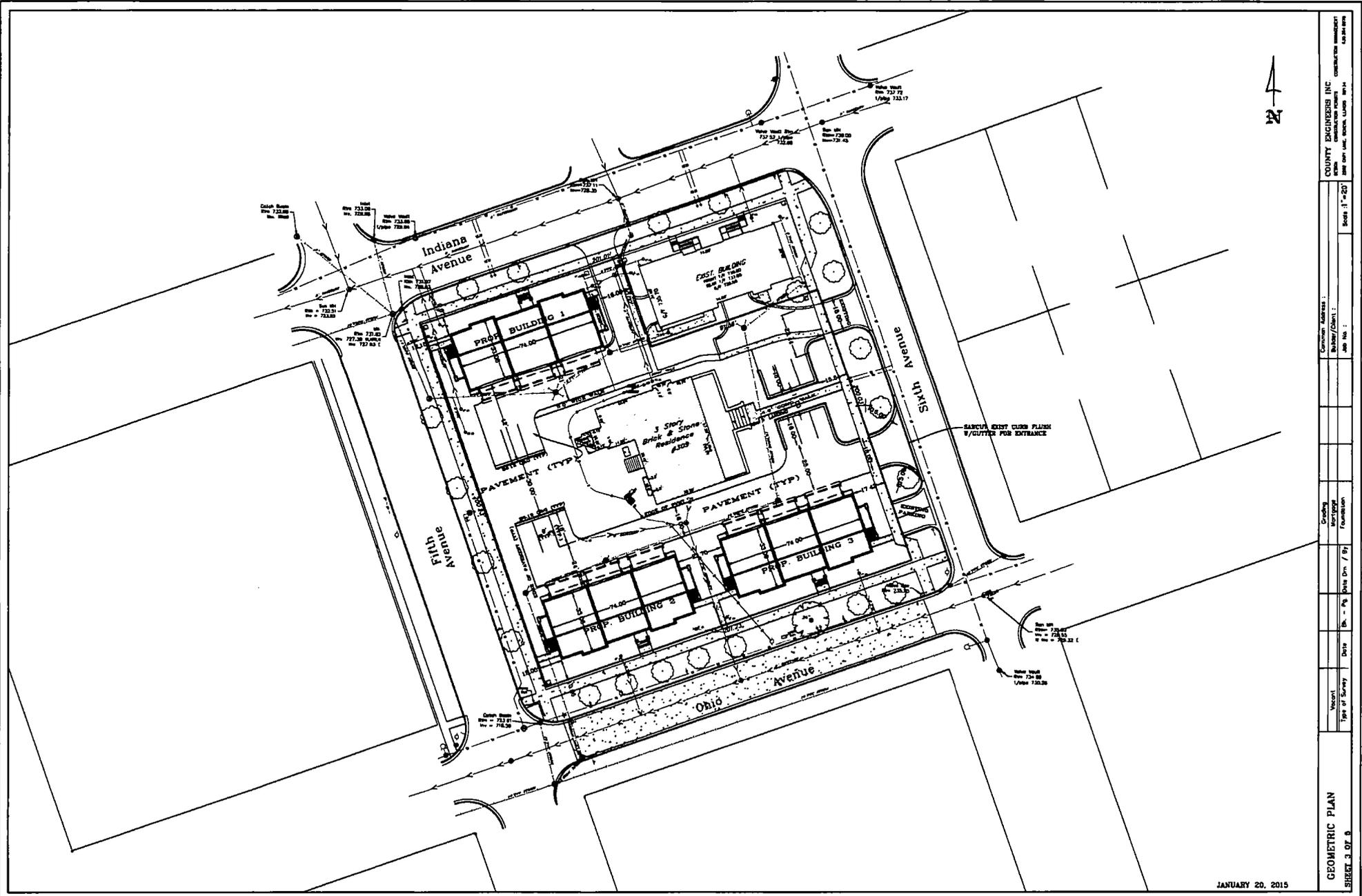
BRADSHAW JAFARI
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/15

COUNTY ENGINEERS INC.
2202 GARY LANE, GENEVA, ILLINOIS 60134
630.364.6976 ceillinois@aol.com



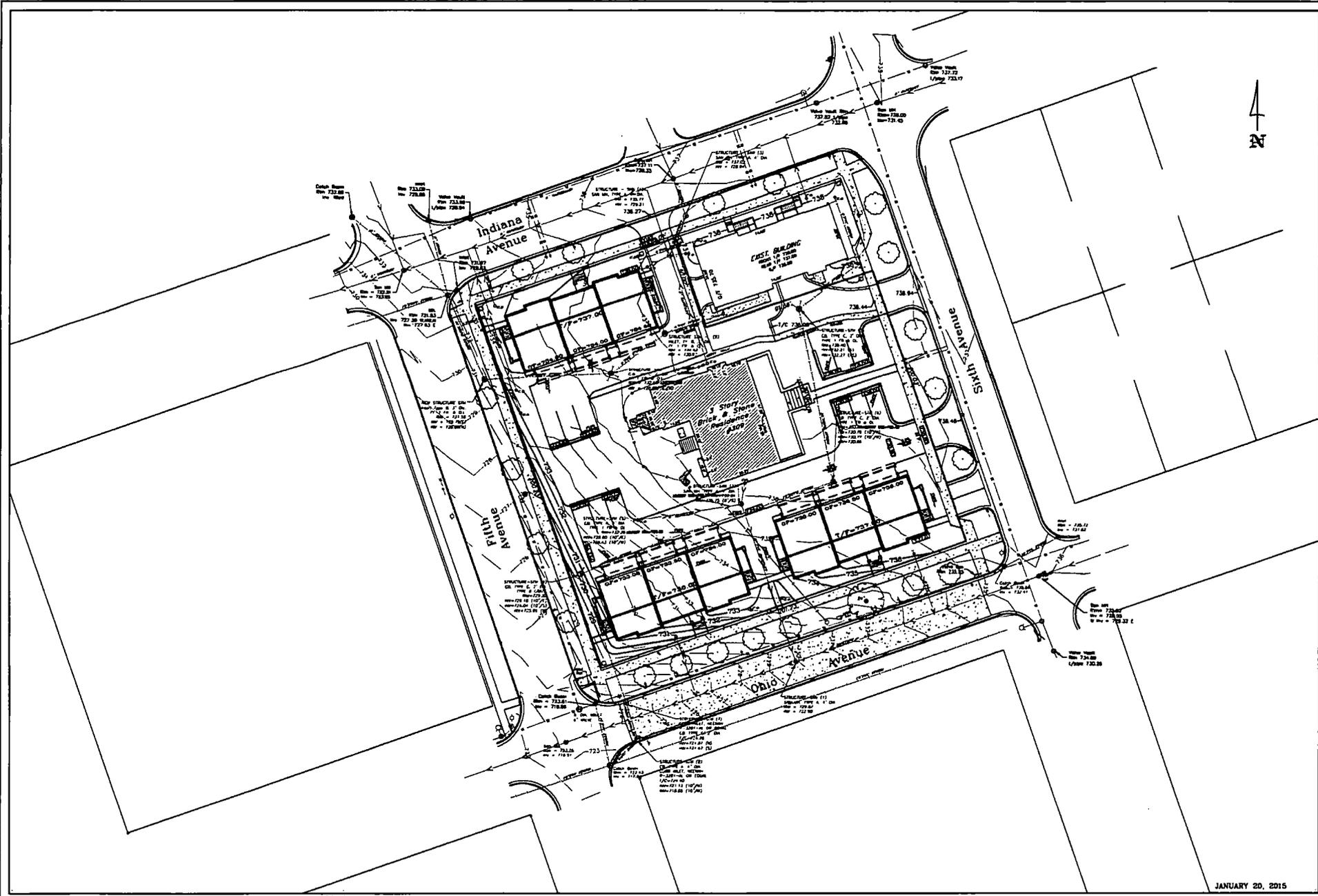
TOPOGRAPHY AND DEMOLITION		COUNTY ENGINEERS INC.	
Project No. :	723.23	Client :	CONSTRUCTION MANAGEMENT
Scale :	1" = 20'	Site No. :	723.23
Date :	1/20/15	Sheet No. :	1 OF 2
Drawn By :	JK	Checked By :	JK
Project Name :	DEMOLITION	Project Address :	723.23

JANUARY 20, 2015



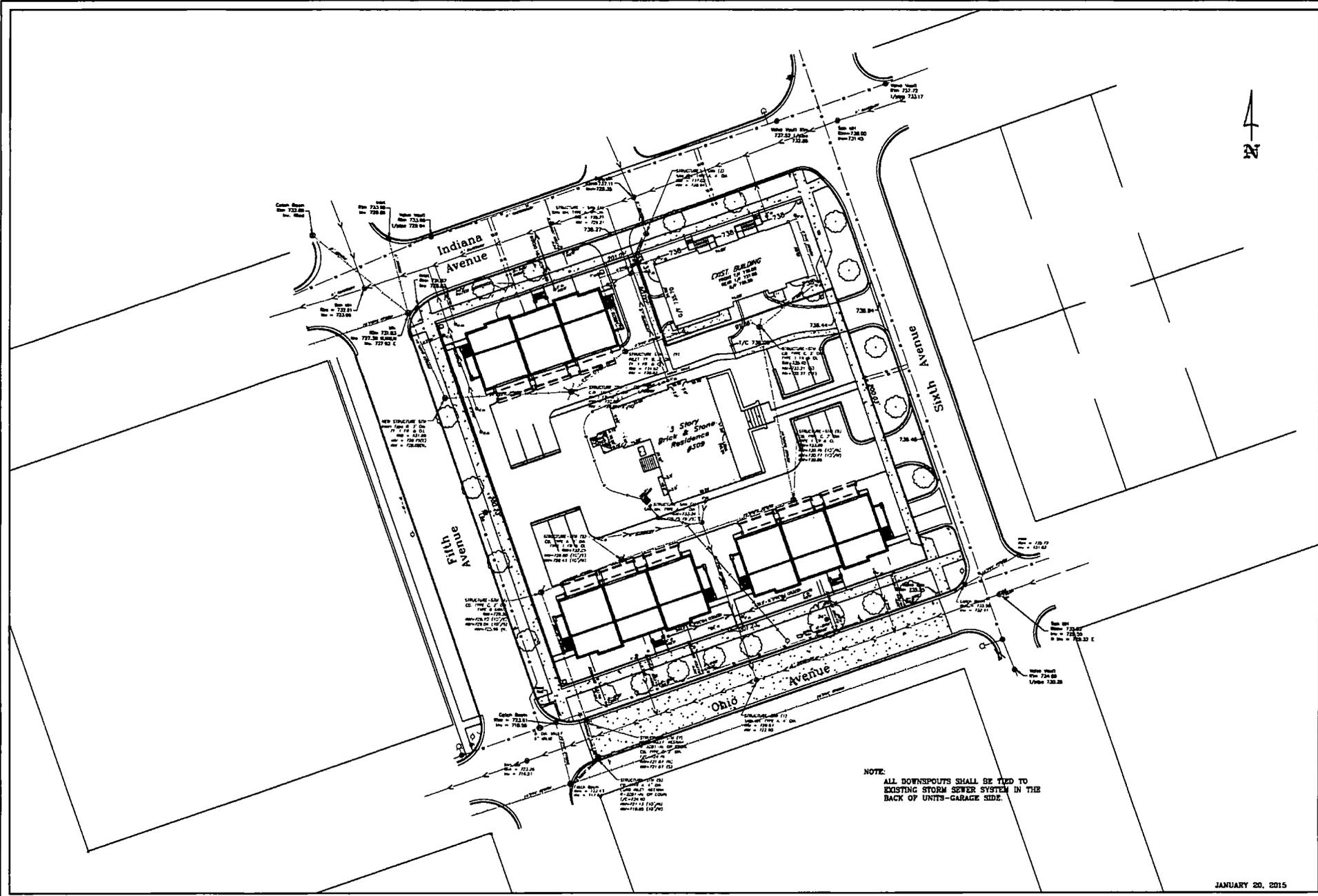
GEOMETRIC PLAN SHEET 3 OF 6	Worksheet: Type of Survey:	Date:	Drawn By:	Checked By:	Project No.:	Scale: 1" = 20'	COUNTY ENGINEERS, INC. ENGINEERS 1000 East Main Street, Columbus, Ohio 43215 Phone: (614) 291-1111
	Drawing: Description:	Date:	Checked By:	Project No.:	Scale: 1" = 20'	COUNTY ENGINEERS, INC. ENGINEERS 1000 East Main Street, Columbus, Ohio 43215 Phone: (614) 291-1111	

JANUARY 20, 2015



GRADING PLAN SHEET 4 OF 5	Common Address : Building/Client : Job No. :	COUNTY ENGINEERS INC. ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202
	Drawing Description : Foundation :	Scale : 1" = 20' Date :
No. of Sheets : Date :	Date :	Date :

JANUARY 20, 2015



NOTE:
 ALL DOWNSPOUTS SHALL BE TIED TO
 EXISTING STORM SEWER SYSTEM IN THE
 BACK OF UNITS - GARAGE SIDE.

UTILITY PLAN		SHEET 5 OF 5		DATE		JOB NO.		SCALE: 1" = 20'		COUNTY ENGINEERS, INC.	
PROJECT		TYPE OF SERVICE		DATE		JOB NO.		SCALE: 1" = 20'		COUNTY ENGINEERS, INC.	
DRAWN		CHECKED		DATE		JOB NO.		SCALE: 1" = 20'		COUNTY ENGINEERS, INC.	
DESIGNED		APPROVED		DATE		JOB NO.		SCALE: 1" = 20'		COUNTY ENGINEERS, INC.	
CONTRACT NO.		SHEET NO.		DATE		JOB NO.		SCALE: 1" = 20'		COUNTY ENGINEERS, INC.	

JANUARY 20, 2015



Common Address :	
Builder/Client :	
Job No. :	
Scale :	NTS
Grading	
Manholes	
Foundation	
Bk. - Pg.	Date Dm. / M. / Yr.
Version	Date
Type of Survey	

RECEIVED
St. Charles, IL
CDP
Planning Division

San MH
Rim = 722.51
Inv = 723.05

Rim 731.83
Inv. 727.38 W.W.N.P.
Inv. 727.93 E



Landscaping Plan
BY LANDSCAPE SCAPES
DATE: 01-11-11
PROJECT: 11-11-11

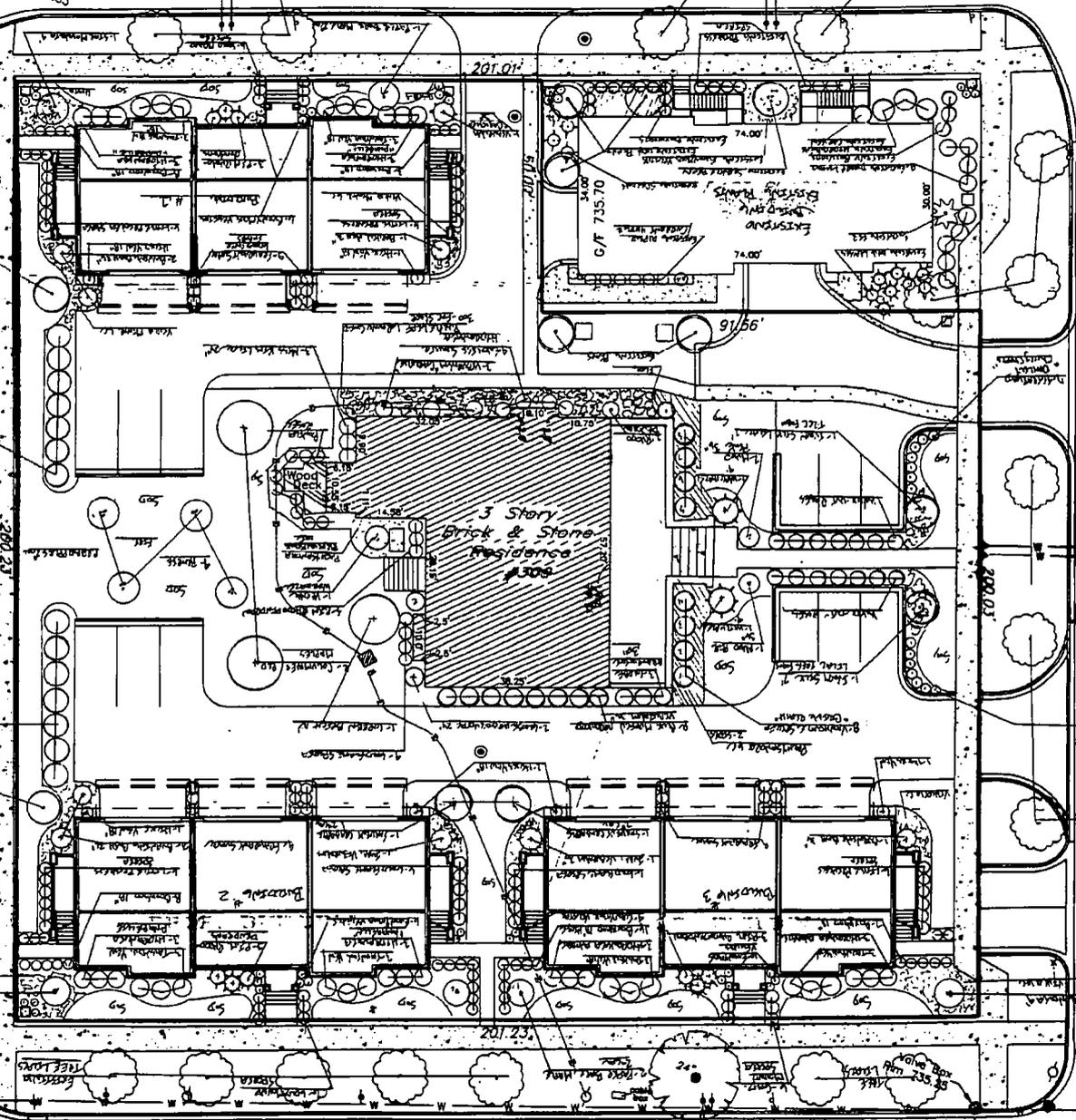
Catch Basin
Rim = 723.61
Inv = 718.50

Indiana Avenue

Fifth Avenue

Sixth Avenue

Ohio Avenue

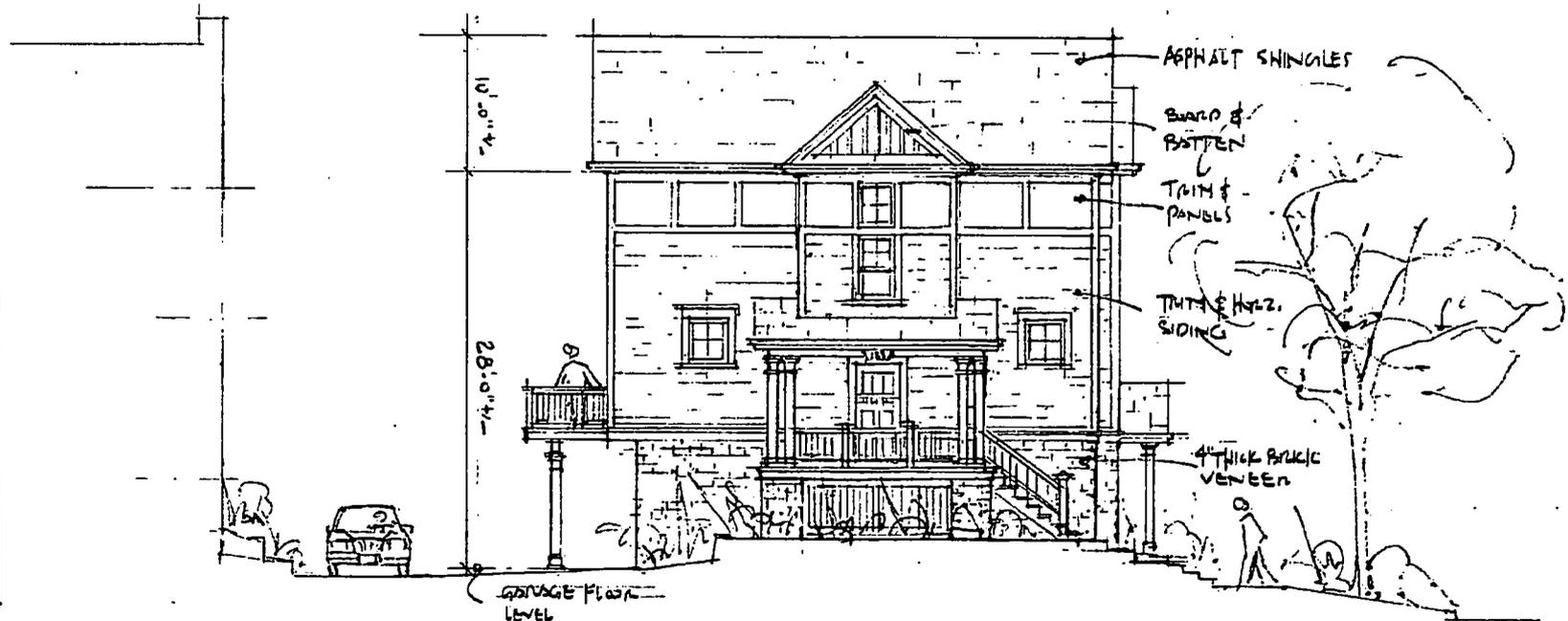


San MH
Rim = 727.11
Inv = 728.35

Valve Vault Rim
737.52 1/2 pipe
732.86

San MH
Rim = 738.00
Inv = 731.45





PRELIMINARY END ELEVATION 12.22.14
 1/8" = 1'-0" MARSHALL ARCHITECTS
 PROPOSED TOWN HOMES AT "HERITAGE GREEN"
 (PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P. U. D.")

SHEET _____
 OF: 2



PRELIMINARY STREET SIDE ELEVATION 1-4-15

1/8" = 1'-0"

MARSHALL ARCHITECTS

PROPOSED TOWN HOMES AT "HERITAGE GREEN"

(PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P.U.D.")

SHEET
2
OF 2



PRELIMINARY REAR ELEVATION 12.28.14

1/8" = 1'-0"

MARSHALL ARCHITECTS

PROPOSED TOWN HOMES AT "HERITAGE GREEN"

(PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P.U.D.")

SHEET

3

OF 3

State of Illinois)
)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on February 17, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No. 2015-Z-3, entitled

"Motion to approve an Ordinance Granting Approval of
a Map Amendment, Amendment to Special Use for
Planned Unit Development and PUD Preliminary
Plan for Heritage Green (Foxwood Square PUD, 309 S.
6th Ave.)."

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2015-Z-3, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on February 23, 2015, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 17th
day of February, 2015.



Nancy Garrison

Municipal Clerk



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3c

Title:

Recommendation to approve a Minor Change to PUD Preliminary Plan for Parent Petroleum, Foxwood PUD – 3340 W. Main St.

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: March 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The subject property is located in the Foxwood PUD and contains the Parent Petroleum office building, which was converted from its original use as a bank in 2011. The PUD Preliminary Plan for the property was approved under Resolution 2004-55 and modified under Ordinance 2011-Z-2.

Dan Soltis of CIMA Developers has applied for Minor Change to PUD Preliminary Plan approval to allow a 1,042 sf office addition to the rear of the building. The proposal necessitates changes to the approved site plan, landscape plan, and building elevations.

Five (5) parking spaces will be added along the east side of the building to accommodate the spaces lost due to the building addition. Landscaping comparable to the existing will be provided along the foundation of the new addition and within the parking lot. The design of the addition will match the existing building in scale and materials.

The plans meet all applicable requirements of the Zoning Ordinance and Foxwood PUD.

Attachments *(please list):*

Application for Minor Change; Plan documents; Plans approved under Ordinance 2011-Z-2.

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a Minor Change to PUD Preliminary Plan for Parent Petroleum, Foxwood PUD, 3340 W. Main St.

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR CHANGE TO PUD APPLICATION

For City Use	
Project Name:	Parent Petroleum - 3340 W. Main St.
Project Number:	2017 -PR- 004
Application No.	2017 -AP- 006



Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	3340 W. MAIN STREET, ST. CHARLES		
	Parcel Number (s):	09-29-305-003		
	PUD Name:	FOXWOOD		
2. Applicant Information:	Name	CIMA DEVELOPERS, INC / DAN SOLTIS	Phone	630.715.1341
	Address	30 W 180 BUTTERFIELD RD	Fax	630.791.8283
		WARRENVILLE, IL 60555	Email	dsoltis@cimadevelopers.org
3. Record Owner Information:	Name	CIMA DEVELOPERS, LP F/K/A	Phone	630.791.8280
	Address	PETER M. SPINA, AUTHORIZED AGENT	Fax	630.791.8283
		30 W 180 BUTTERFIELD LP.	ANGEL ASSOCIATES LP.	Email
		WARRENVILLE, IL 60555		

Information for proposed Minor Change:

Name of PUD: Foxwood

PUD Ordinance Number: 2004-Z-1

Ord. or Resolution(s) that approved the current plans: 2004-55 + 2011-2-19

Identify Specific PUD Plans to be changed:

- Site/Engineering Plan
- Landscape Plan
- Architectural Elevations
- Signs
- Other plans: _____

Description of Proposed Changes:

WE ARE PROPOSING TO ADD AN APPROXIMATE 1,000 SF OFFICE ADDITION TO THE NE SIDE OF THE EXISTING BUILDING, AS WELL AS RELOCATE SOME PARKING SPACES TO THE EAST SIDE OF BUILDING AND REVISE LANDSCAPE ACCORDINGLY.

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE: Application fee in accordance with Appendix B of the Zoning Ordinance. (\$200)

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

X PROOF OF OWNERSHIP and DISCLOSURE:

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

X LEGAL DESCRIPTION: For entire subject property, on 8 ½ x 11 inch paper

X PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

X COVER LETTER: Letter describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

X PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.

Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- Additional information may be necessary depending on the specific change proposed.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

	2/9/2017
Record Owner	Date
	2/9/2017
Applicant or Authorized Agent	Date



ANGEL ASSOCIATES, LP

30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 791-8280
F: (630) 791-8283

February 9, 2017
City of St. Charles
Community & Economic Development/Planning Division
Two East Main Street
St. Charles, IL 60174-1984

RE: Consent and Disclosure -3340 W. Main Street - Minor Change to PUD

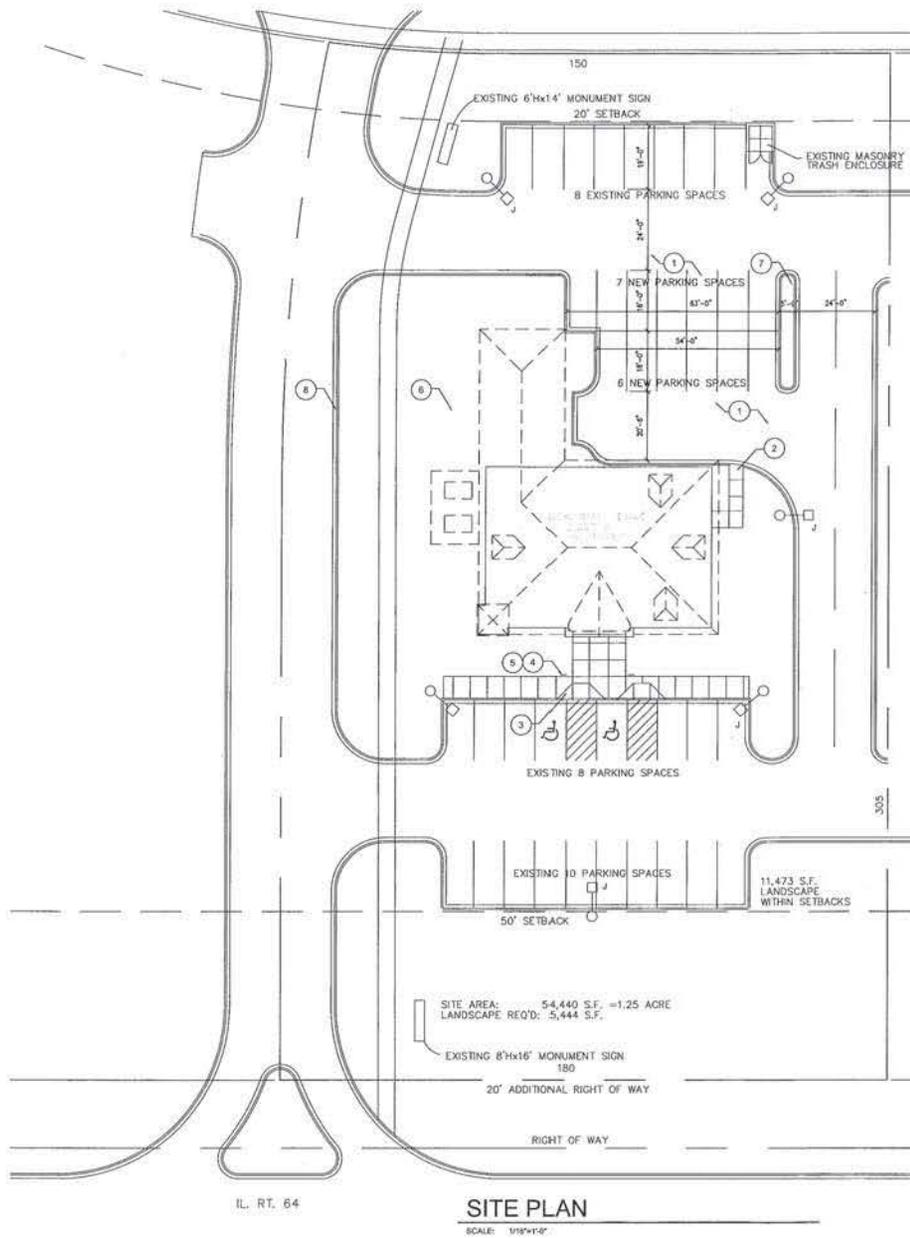
To Whom It May Concern:

I, Peter M. Spina, authorized agent of Cima Developers LP f/k/a Angel Associates, LP, the owner of the property located at 3340 W. Main Street, St. Charles, IL give my consent to Dan Soltis of CIMA Developers, Inc, to apply and proceed with any City of St. Charles zoning proceedings and subsequent applications necessary in relation to the accompanying Minor Change to a PUD Development Application.

Thank you for your assistance in this matter.

Sincerely,

Peter M. Spina
Authorized Agent
Cima Developers, LP f/k/a Angel Associates, LP



SITE PLAN NOTES

- 1 NEW BLACKTOP AND SIDEWALK
- 2 EXISTING SIDEWALK RAMP WITH DETECTABLE WARNING
- 3 EXISTING CONCRETE SIDEWALK AND RAMPS TO REMAIN
- 4 EXISTING HANDICAP SIGN SEE SHEET 8/A1C3
HANDICAP SIGN TO BE CENTERED IN FRONT OF THE PARKING SPACE AND NOT MORE THAN 5'-0" IN FRONT OF THE SPACE
- 5 THIS SPACE IS "VAN ACCESSIBLE" PLEASE SEE SIGN REQUIREMENTS
- 6 NEW LANDSCAPING / GREEN AREA
- 7 NEW LANDSCAPE ISLAND WITH DWARF ORNAMENTAL TREE
- 8 NEW 6" CONCRETE CURB



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit 4
Sugar Grove, Illinois 60054
Phone: 833-466-8740
Fax: 833-466-8760
E-mail: thad@gleasonarchitectspc.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
▲	
▲	
▲	

PROJECT: Parent Petroleum Office
St. Charles, IL
CLIENT: Parent Petroleum
331 E. East St. Collins Road
Carol Stream, Illinois 60116

JOB NO. 11-026
DATE 2/14/11
FILE 2148
PLOT SCAL(S) 1/8"=1'-0"
OWNER APPROVAL

Signature _____
Title _____

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-1

